

SPRINGFIELD STATION HOMEOWNERS' ASSOCIATION
BOARD OF DIRECTOR'S QUARTERLY MEETING
25 JANUARY 2022
MINUTES OF MEETING

Call to Order

This quarterly meeting of the Springfield Station Homeowners Association (SSHOA) Board of Directors (BoD) meeting was called to order at 7:38 pm.

1) Attendance

Attending SSHOA Board Members: John Giuliani (President); and at-large members Trudy Stellar; Jim Klein; Vicky Johnson; Chuck Brackett, and Manny Pablo. The meeting was held on Google Meet due to the ongoing coronavirus pandemic. Geoffrey Ballou (Treasurer) called in and could hear the discussions. Dan Germain and Taylor Chasteen were not in attendance. Taylor Chasteen transferred his proxy to John Giuliani.

2) Approval of Minutes

2a) Vicky Johnson and John Giuliani will combine to write the minutes for the present Board meeting.

Motion: Moved by Jim Klein, and seconded by Vicky Johnson to approve the minutes of the previous SSHOA Board meeting on 10/6/2021.

2b) Dan Germain can now post them on the SSHOA website www.springfieldstationhoa.org

REGULAR BUSINESS

3) Financial Report

Geoffrey Ballou will resend the most recent financial report in an email with individual addresses as his initial distribution to board@springfieldstationhoa.org did not go through. Geoffrey Ballou said there were only a few invoices from Premium Landscaping and one needs approval from the President to be paid.

4) Dues Letter

John Giuliani will confer with Dan Germain on drafting a revised version of the dues letter with paragraph explaining 3% dues increase (rounded down to whole dollar) in accordance with Article VI: Covenants for Maintenance Assessments, Section 3, Item (a) of the Restrictive Covenants. The dues letters to go out by April 30 and a draft should be ready by the next Board meeting, April 13. Other points to be included in the dues letter include: not allowing dogs on the sport court, the use of locks on the pedestrian gates, and a potential community picnic. More details on these last three items below.

5) Arrangement for Trash Pick-up on Clean-up Day

John Giuliani and Geoffrey Ballou will look for an email from the previous President on how to make arrangement for trash pick-up on the spring clean-up day scheduled now for May 14. Typically, there are two two trucks, one for landscaping trash and one for regular trash, and no white goods are accepted. Information will be conveyed to Chuck Brackett for contacting the trash company.

6) Tree Clean Up

6a) The SSHOA Board acknowledges and thanks Jim Klein for cutting and cleaning the tree that fell onto the path behind the sport court.

6b) There is a tree trunk leaning toward the path near the path entrance between houses 8725 and 8731 on the south side of Arley Drive. Jim Klein will work with Taylor Chasteen to address the issue.

6c) Two trees are broken about 15 ft up their trunks near or on the common are behind 7301 Langsford Ct between the path leading to Langsford CT and the runoff stream. John Giuliani will contact the household of that address for discussion on removing those trees.

7) Premium Landscaping

7a) Jim Klein will contact Premium about completing the task of cleaning up leaves from the tot lot, steps, and other areas. Also, Jim Klein will asked for an updated estimated for mulching the tot lot to be done when the area is not too wet. And thirdly, for renewal papers from Premium.

7b) Geoffrey Ballou will provide to Jim information on previous costs for mulching the tot lot and other related invoices from Premium.

8) Paths

8a) **Resealing:** Resealing of the asphalt paths was scheduled for 2020 according to the Capital Improvement Plan, but delayed to ensure funds were available for completion of the sport court project. Resealing should be done every 7 years. John Giuliani will contact Gossom & Costello Paving, Inc. This company repaved the paths in 2009 and sealed then in 2013.

8b) **Stairs:** The leading to Langsford Ct need refurbishing to consist of removing the grass growing among the stones within the steps. It was suggested that instead of using Round-Up that a concoction of Dawn detergent soap, vinegar, salt and water be used. Jim Klein volunteered to do the clean-up and add stones where necessary.

Motion: Moved by John Giuliani, and seconded by Chuck Brackett "To spend up to \$100 for clean-up of the stairs leading to Langsford Ct." The motion was carried with all in favor.

Repair of the steps leading down from the path to the sport court entrance was tabled till warmer weather arrives.

9) Sport Court

9a) **Signs:** Jim Klein will draft wording for the content of metal signs to be attached to the sport court fence near the pedestrian gates. The primary sign will state members only and a secondary sign will state the rules. There was extended discussion on whether dogs should be allowed in the sport court to be included in the rule list. There has been an incident wherein people did not clean up after their dog. There is extensive use of the courts by SSHOA dog owners. It was noted that some parents may be hesitant to let their children on the courts if dogs are present for fear of being bit. Chuck Brackett mentioned that there is liability to the HOA if a dog bites someone in the court. Geoffrey Ballou said that Fairfax County does not allow dogs on their courts. If the Board adds a restriction on dogs in the sport court, this should be mentioned in the dues letter.

9b) **Locks:** Simple digital locks with an extended shackle will be useful to restrict unauthorized use of the sport court. Even to have the locks present and open on the two pedestrian gates would be useful, so they could be engaged quickly if non-member usage becomes disruptive to SSHOA member usage. In this case, install the locks with hasp closed, so they are not lost. They can still be on an unlocked gate.

[Motion: Moved by Manny Pablo, and seconded by Geoffrey Ballou "To purchase four simple, digital locks at a cost of about \\$15 dollars each".](#)

Jim Klein will purchase the four locks and draft a third sign relating to procedure for obtaining the lock combination, the latter in conjunction with discussions with John Giuliani following the next paragraph.

John Giuliani will work with Dan Germain on developing a website based application form for obtaining the combination by SSHOA members. The application would require the owner's name, the household, name, the address, and the lot number (available on the dues bill). An email list of applicants will need to be maintained for changes to the combination.

Vicky Johnson suggested adding the notice of locks soon to come in the SSHOA dues letter.

9c) **Pickle Ball Net:** Purchase of a sturdy Pickle Ball net was tabled. Discussion of a better pickle ball net brought on the concern for its misuse. Trudy Stellar noted that children have been using the existing net to kick a soccer ball into it, which could damage an expensive net. Some rules for usage would need to be in place at the sport court. No action at present on purchasing a sturdy Pickle Ball net.

10) Insurance

John Giuliani will check with Dan Germain on the renewal notice for D&O insurance, as well as Common Area liability insurance. Present coverage from: Agency #: 80423; Name: Harvey Insurance Agency, Inc.; through Nationwide Insurance. 6/21/2021 – 6/21/2022.

11) Community Picnic

Chuck Brackett proposed a community get together with food, say either on the Spring Clean-Up Day, or after the General Meeting in September, or both days. This depends on the progress of getting rid of Covid. The idea of food trucks was discussed for the picnic. Members could buy food during the picnic and gather together to get to know neighbors better. The local community pool has used food trucks at their gatherings. Since Chuck Brackett is on the Board of the swimming pool, he will investigate how to plan for food trucks for a SSHOA picnic.

Again, notice of the picnic could be included in the dues letter.

Adjournment

A motion was made by Chuck Brackett and seconded by Vicky Johnson that the meeting be adjourned, and this was agreed upon at 8:45 pm.

Respectfully submitted,
John Giuliani and Vicky Johnson